A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE WILDWING SUBDIVISION FINAL PLAT FILING 3, GENERALLY
LOCATED WEST OF AND ADJACENT TO CR 1/MAIN LATHAM PARKWAY, AND
SOUTH OF AND ADJACENT TO WILDWING DRIVE

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, WW Development, LLC (the "Developer") has submitted a Final Plat for the Wildwing Subdivision 3rd Filing, more particularly described in Exhibit A (legal description) and Exhibit B (Final Plat) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on March 21, 2017, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

WHEREAS, a properly noticed public hearing with the Town Council was held on March 28, 2017 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH,
COLORADO:

Section 1. Approval
The Final Plat Filing 3 is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN
OF TIMNATH, ON MARCH 28, 2017.
EXHIBIT A

Legal Description of Property Proposed for Final Plat

PROPERTY DESCRIPTION

Lots 1 through 8, Block 31; Lots 1 through 7, Block 34; Lots 1 through 5, Block 35; Lots 1 through 8, Block 36; Lots 1 through 12, Block 37; Lots 1 through 10, Block 38; Lots 1 through 6, Block 39; Lots 1 through 13, Block 40; Lots 1 through 9, Block 41; Tract N; Tract O; Tract P; Vallecito Street Right of way; Trap Creek Drive Right of way and San Cristobal Court Right of way, all located in Wildwing Final Plat Filing No. 2 recorded March 2, 2016 as Reception No. 20160012605 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

Said described parcel of land contains 35.929 Acres, more or less (±).
EXHIBIT B

Final Plat

[attached]
WILDDWING FINAL PLAT FILING NO. 3

A Replat of Blocks 31, 34, 35, 36, 37, 38, 39, 40, 41 and Tracts N, O, P of Wildwing Final Plat Filing No. 2, and Vallecito Street Right of way, Trip Creek Drive Right of way, San Cristobal Court Right of way,
Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
Town of Timonia, County of Larimer, State of Colorado

Preliminary

PRELIMINARY

LOTS (77) 11,461 ACRE 82%
TRACTS (4) 10,384 ACRE 57%
SLOW OF Way 8,668 ACRE 65%
WILDWING FINAL PLAT FILING NO. 3
A Replat of Blocks 31, 34, 35, 36, 37, 38, 39, 40, 41 and Tracts N, O, P of Wildwing Final Plat Filing No. 2, and Vallecito Street Right of way, Trap Creek Drive Right of way, San Cristobal Court Right of way,
Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
Town of Fruita, County of Larrimer, State of Colorado

LEGEND

** SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE**

PRELIMINARY